



EXCEPTIONALLY SPACIOUS LUXURY APARTMENT IN SOUGHT AFTER LOCATION

Apartment 2, Waters Edge, Sallins Road, Oldtown Demesne, Naas, Co. Kildare, W91 KN50

GUIDE PRICE: € 280,000



PSRA Reg. No. 001536

**Apartment 2, Waters Edge, Sallins Road,
Oldtown Demesne, Naas, Co. Kildare,
W91 KN50**

FEATURES:

Exceptionally spacious apartment extending to c. 93 sq.m. / c. 1,000 sq.ft.
"B3" BER rating which allows property to qualify for green mortgage rate
PVC double glazed windows
Gas fired central heating
Designated parking
Within easy walk of Sallins Train Station and all local amenities that both Naas and Sallins have to offer including Shops, Pubs and Restaurants

DESCRIPTION:

No. 2 The Waters Edge is a superb energy efficient two bedroom apartment set in the desirable estate of Oldtown Demesne. The apartment is exceptionally spacious (approx. 93 sq.m./1,000 sq.ft.) and is presented in superb condition throughout. It is just a short walk to Naas Town Centre with its many shops, restaurants, bars, hospital, theatre and sporting facilities. Accommodation comprises Entrance Hall, Kitchen/Living/Diningroom, Storage Room, 2 Double Bedrooms (one En-Suite) and Main Bathroom.

Naas offers a wealth of facilities on your doorstep with restaurants, pubs, shops, schools and retailers such as Tesco, Boots, Lidl, Aldi, Dunnes Stores, B&Q, Currys, Harvey Norman, Argos, Woodies, Powercity to name but a few.

The Town has the benefit of an excellent transportation network with bus route, train service from Sallins Station direct to Heuston station or Grand Canal Dock and N7 3 lane carriageway to Dublin. There are also a host of major employers locally including the Kerry Foods Facility in Millennium Park and Citywest, Parkwest and Greenogue business campuses are all within an easy drive.

ACCOMMODATION:

Hallway 7.20m x 1.13m
Laminate floor.

Living/Dining Area 4.33m x 5.82m
Gas stove, laminate floor.

Kitchen
Granite worktops, integrated fridge/freezer, Whirlpool dishwasher, s.s. sink unit, Whirlpool electric oven, Whirlpool hob, extractor.

Bedroom 1 4.10m x 3.85m
Double built-in wardrobes.

En-suite
w.c., vanity w.h.b., shower, fully fitted presses, heated towel rail.

Bedroom 2 2.65m x 3.53m
Built-in wardrobes.

Bathroom
Vanity w.h.b., w.c., bath attachment, fitted presses, heated towel, fully tiled.

Hotpress
Shelved with immersion.

OUTSIDE:

Designated car park space.

SERVICES:

Mains water, mains drainage, gas fired central heating, refuse collection, Management Fee: €1,580 per annum.

INCLUSIONS:

Curtains, carpets, blinds, lights and kitchen appliances.

SOLICITOR:

Murphy Gibbons
Main Street
Newbridge
Co. Kildare

BER: B3

BER NO: 109231480

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